



# City of Surrey

## Development Advisory Committee

### Meeting Notes for March 22, 2007

File: 360-20 (DAC)  
Date: March 22, 2007  
Time: 2:30 PM  
Location: Pondside Room,  
Surrey City Hall

#### Attendees:

##### *Council Liaison:*

Councillor Marvin Hunt

##### *Members:*

Andy Aadmi  
Gordon Dickson  
Steve Forest  
Jake Friesen  
Avtar Johl  
David Porte  
Greg Sewell  
Kevin Shoemaker  
Ben Taddei

##### *City Staff:*

How Yin Leung (Planning & Development)  
Carrie Baron (Engineering)  
Mark Allison (Planning and Development)  
Adrian Kopystynski (Planning and Development)

## 1. Review of Market Conditions

The following is a summary of some of the matters discussed:

- Steve Kurrein advised the market has not changed.
- Avtar Johl indicated the market was good. Land is difficult to find and vendors have very high expectations. The increasing inflation rate might prompt a rise in the interest rates. This could affect the market.
- Ben Teddei noted the market trends are unchanged.
- Andy Aadmi expressed concern about housing affordability particularly for first time owners.
- Gordon Dickson agrees with the points already raised.
- Kevin Shoemaker commented that the market is strong, sales are level, prices are significantly up and finding sites is a challenge.
- Jake Friesen stated that the market is good, however affordability is a concern.
- Greg Sewell said that things are busier than ever, new work is being accepted and the focus is on dcc deadline projects.
- How Yin distributed the monthly lot creation and building permit statistics for the City.

## 2. City Centre Transit Village & Showcase Project (Lynn Guilbault & Mark Allison)

Lynn Guilbault and Mark Allison made a powerpoint presentation on this item. A copy of the presentation is available upon request.

The following is a summary of some of the matters discussed concerning the Transit Village:

- There was discussion about focussing transit commuting trips in the core area. It was suggested doing some transfers outside the core, and decreasing the need for transfers to make transit more convenient and thus increasing ridership.
- There was discussion about the effect of incentives to encourage development, beautification, pre-zoning and other ways of reducing investment risks, investor

decisions about lands outside of the transit village and the role of a City development corporation to complement private development.

- Some elements of the plan discussed included: developing the present bus loop, having a plaza as a signature element; having a finer road grid, developing a financial strategy, and construction costs.

The following is a summary of some of the matters discussed concerning Showcase:

- Concentrating versus integrating social services in the community.
- Single or multi-nodal downtowns.
- Density near transit stations and corridors.
- The need to understand the business environment to succeed in implementing a plan.
- Safety and crime prevention.
- Facilitating commuter movement.
- Social problems need to be address, not just improving the image of an area.
- Designating area for market rental housing. Other housing type designations bid up the price of land and may prevent rental development.

### **3. Energy Efficiency Workshop (Tom Ainscough)**

Tom Ainscough presented background information and a summary about the outcome of a recent workshop about energy efficiency.

There was general discussion about how sustainability and energy efficiency could be incorporated into subdivisions and development projects, better understanding the tools available, examples of window types now being used to market townhouse projects as being energy efficient, marketing versus certification, creating incentives to encourage energy efficient buildings and the need for more information.

Final results of the workshop would be made available at a later date.

### **4. Erosion and Sediment Control By-Law (Carrie Baron)**

Carrie Baron reported that the Erosion and Sediment Control By-Law is now in place. It will not add steps to those seeking approvals under the old dcc rates. There will be gradual implementation; first there will be education and warnings. Only in serious instance will ticketing be considered. There was discussions about having a simple review process and conducting inspections.

### **5. Web Site Suggestions**

It was suggested the online application forms allow information to be entered by an applicant before it is printed out for submission.

### **6. Future Agenda Items**

It was requested that parkland requirements be brought back for further discussion and a presentation be made about the Semiahmoo Town Centre Plan.

Other suggestions for agenda items can be directed to the Adrian Kopystynski at the Planning and Development Department.

## **7. Next Meeting and Adjournment**

The next Committee meeting is scheduled on Thursday, April 26, 2007.

The meeting was adjourned at 4:40 PM.